

TITLE 8 DEVELOPMENT CODE
DIVISION 4: LAND USES
CHAPTER 1: GENERAL PROVISIONS.
Sections:

- 84.0101 Intent.
- 84.0105 General Use Provisions.
- 84.0110 Official Land Use Plan.
- 84.0115 Land Use District Boundaries.
- 84.0120 District Boundaries Uncertainties.
- 84.0125 Land Use District Map Amendment.

84.0101 Intent.

This Division provides land use regulations as part of the Official Land Use Plan of the County of San Bernardino for the unincorporated area in said County.

Readopted Ordinance 3341 (1989)

84.0105 General Use Provisions.

Except as otherwise provided in the Development Code, when a building, structure or land use is within the unincorporated portion of the County the following shall apply:

- (a) Buildings or structures shall be erected, reconstructed, structurally altered, enlarged, moved and/or maintained only for those land uses allowed by and in compliance with the provisions of the Development Code.
- (b) Land uses, buildings or structures shall only be designed, occupied, and used for those land uses allowed by and in compliance with the provisions of the Development Code.
- (c) Structures, buildings and land uses shall be permitted only after applying for and securing all permits and licenses required by all laws and ordinances. The Development Code specifies regulations and additional land uses which apply to all unincorporated areas. If other provisions of the Development Code and an applicable land use district are in conflict, the more stringent provision shall prevail, unless such provision is specifically addressed and is modified by a less stringent provision.

Readopted Ordinance 3341 (1989)

84.0110 Official Land Use Plan.

The land use district maps showing the Official Land Use Plan, classifications and boundaries of land use districts and all notations, references and other information shown thereon, after final adoption in the manner required by law, shall thereafter be as much a part of the Development Code as if all the matters and information set forth by said maps were fully described herein.

Readopted Ordinance 3341 (1989)

84.0115 Land Use District Boundaries.

The boundaries of such districts shown on any sectional land use district Map adopted by the Development Code and General Plan or amendment thereto are hereby adopted and approved. The regulations of the Development Code governing the uses of land, buildings, structures, the height of buildings and structures, the sizes of yards about buildings and structures and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon the Land Use Map.

- (a) The boundaries of established districts are shown and delineated on the land use district maps entitled "Official Land Use Plan" as amended and as certified by the Clerk of the Board and on file with the Department of Land Management, which are hereby adopted as the Official Land Use Plan of San Bernardino County.
- (b) Changes, additions and amendments to the Official Land Use Plan shall be determined and defined from time to time by ordinance adopting sectional Land Use District Maps covering portions of San Bernardino County, each of which shall become, upon final adoption and certification by the Clerk of the Board, a part of the Official Land Use Plan for the County.
- (c) Unless otherwise noted, land use district boundaries shall extend to street right-of-way centerlines.

Readopted Ordinance 3341 (1989)

84.0120 District Boundary Uncertainties.

Where uncertainty exists as to the boundaries of any districts shown on the land use district maps, the following rules shall apply:

- (a) Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries.

- (b) In unsubdivided property and where a district boundary divides a lot, the locations of such boundaries, unless indicated by dimensions, shall be determined by use of the scale appearing on the map.
- (c) Where any uncertainty exists, the Planning Commission shall determine the location of boundaries.
- (d) Where a public street or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverts shall apply to such vacated or abandoned street or alley.

Readopted Ordinance 3341 (1989)

84.0125 Land Use District Maps Amendment.

The Board of Supervisors may act upon changes in classification of property from one or more adopted land use district to other adopted land use district and upon amendments to the text of land use districts at any time.

Readopted Ordinance 3341 (1989)